



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 3, 2015
1507-DDP-10

Petition Number: 1507-DDP-10

Subject Site Address: 4540 East 146th Street

Petitioner: Crown Castle by Bingham Greenebaum Doll LLP

Request: Development Plan approval for a replacement wireless communication service facility.

Current Zoning: SF-3

Current Land Use: Power Substation; Telecom Facilities

Approximate Acreage: 13.06 acres+/- (site)
0.11 acre+/- (lease area)

Zoning History: 1507-VU-07 – Variance of Use, *Approved 07/14/15*

Exhibits:

1. Staff Report
2. Location Map
3. Elevations
4. Detailed Development Plan
5. Project Narrative

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

Property Location

The subject property is approximately 13.06 acres +/- in size is located at 4540 East 146th Street (the "Property"). The Property is zoned Single Family-3 (SF-3) and is used as a power sub-station. Adjacent property to the north and east is zoned Bridgewater PUD. Property to the west is zoned Commerce Center PUD. Property to the south (across 146th Street) is within the City of Carmel's jurisdiction, and is currently vacant.

Project Description

In order to provide upgrade existing wireless communication equipment on the property, a new tower is necessary. The site currently contains two (2) 101' wood towers. The proposal is to install a new steel



155' monopole tower on the site that would replace the two existing wood towers. The new tower would be able to accommodate additional service providers, as well as new antenna technology. Access to the Property would be from an existing access drive off of 146th Street. The proposal includes two new equipment buildings under 200 square feet each. The wireless communication lease area is located north of the power sub-station equipment.

Project History

Wireless Communication Service Facilities are not permitted by-right within the SF-3 zoning classification. On July 14, 2015, the Board of Zoning Appeals approved the petitioner's request to allow a Wireless Communication Service Facility on the Property (BZA Case No. 1507-VU-07). The variance were approved with the following conditions:

1. That the new monopole wireless communication tower not exceed 155 feet in height; and,
2. That the two (2) existing wooden wireless communication towers be removed at the time of installing the new monopole tower.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

ZONING DISTRICTS (Chapter 4)

SF-3 District (Article 4.5)

1. **Permitted Uses**

Comment: COMPLIANT (pursuant to BZA approval of 1507-VU-07 on 07/14/15)

2. Minimum Lot Area = 12,000 square feet

Comment: COMPLIANT

3. Minimum Lot Frontage = 50 feet

Comment: COMPLIANT

4. Minimum Building Setback Lines

- a. Front Yard = 20

Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.

- b. Side Yard = 10 feet

Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.



- c. Rear Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.
- 5. Minimum Lot Width = 80 feet
Comment: COMPLIANT
- 6. Maximum Building Height = 25 feet
Comment: Not Applicable
- 7. Minimum Living Area
Comment: Not Applicable

OVERLAY DISTRICTS (Chapter 5) – Not Applicable

DEVELOPMENT STANDARDS (Chapter 6)

Lot Standards (Article 6.10)

- 8. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
Comment: COMPLIANT
- 9. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
Comment: Not Applicable

Setback Standards (Article 6.16)

Comment: COMPLIANT

Vision Clearance Standards (Article 6.19)

Comment: COMPLIANT



Wireless Communication Service Facilities (Article 6.20)

10. An Applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility, which shall include submitting a master plan for their Wireless Communication Service Facilities throughout the Planning Jurisdiction of the Plan Commission. The master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology.

Comment: COMPLIANT

11. The height of the antenna support structure shall not exceed two hundred (200) feet.

Comment: COMPLIANT (155 feet)

12. The antenna support structure shall be set back a minimum of forty (40) feet from the Lot Line, unless the adjoining Lot is zoned or used for a residential use. If the antenna support structure adjoins a Lot which is zoned or used for residential use, then the setback shall not be less than the height of the support structure.

Comment:

- North (Residential) = 155' required = **COMPLIANT**
- West (Residential) = 155' required = **COMPLIANT**
- East (Commercial) = 40' required = **COMPLIANT**
- South (Agricultural) = 40' required = **COMPLIANT**

13. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.

Comment: Acknowledged

14. No Signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.

Comment: COMPLIANT

15. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.

Comment: COMPLIANT. Monopole design will be consistent with other utility poles and equipment on the parent property.



16. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.

Comment: Not Applicable. Will be reviewed for compliance during subsequent applications for any associated structure.

17. A Landscape Plan for the Wireless Communication Service Facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in Business or Industrial Districts.

Comment: COMPLIANT

18. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two (2) additional service providers.

Comment: COMPLIANT

19. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in this Article.

Comment: Will be reviewed at time of permitting.

20. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.

Comment: Will be reviewed at time of permitting.

21. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.

Comment: Acknowledged.

DESIGN STANDARDS (Chapter 8)

22. Easement Standards (Article 8.3)

Comment: COMPLIANT



23. Pedestrian Network Standards (Article 8.7)

Comment: Staff is working with the petitioner to ensure compliance.

24. Street and Right-of-Way Standards (Article 8.9)

Comment: COMPLIANT

25. Surety Standards (Article 8.12)

Comment: COMPLIANT

26. Utility Standards (Article 8.13)

Comment: COMPLIANT

BZA CONDITIONS OF APPROVAL

27. That the new monopole wireless communication tower not exceed 155 feet in height;

Comment: COMPLIANT

28. That the two (2) existing wooden wireless communication towers be removed at the time of installing the new monopole tower.

Comment: Will be reviewed at time of inspections.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 3, 2015
1507-DDP-10

STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final disposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.